

TO LET

CANAL SIDE INNER CITY OFFICES

2nd Floor Offices at James Brindley House, Coventry Canal Basin, COVENTRY CV1 4LY



1,813 SQ FT (168.45 SQ M) NIA

- Self-contained office on the edge of Coventry City Centre
- Onsite demised parking
- Charming location in the historic Coventry Canal Basin
- Close to the inner Ring Road and within a few minutes of the city's main bus and train stations

Location

The property is located on the fringe of Coventry City Centre between the Foleshill Road to the east and the Radford Road to the West. Access to the rest of the city and surrounding regional road networks via the Ring Road sits immediately to the south. Additionally, the property benefits from being within walking distance of Coventry rail station and the city's main bus station at Pool Meadow.

Specifically the property is located on the east of St Nicholas Street shortly after it becomes Leicester Row. The property sits in the Coventry Canal Basin which offers a charming waterfront location with a number of period buildings intermixed with more modern office buildings and an array of visiting canal boats. Additionally there are a number of independent retailers within the near vicinity.

Description

The subject suite is on the 2nd floor of the detached mixed commercial building known as James Brindley House.

The suite is largely open plan but also provides four partitioned office/ meeting rooms. Additionally the suite benefits from suspended ceilings, perimeter trunking and a fitted kitchenette. There are separate male and female toilets within the communal areas.

Externally, the property benefits from demised car parking for 4 cars.

Accommodation

	sq m	sq ft
Second Floor	168.45	1,813

Rent

£18,250 per annum exclusive.

Tenure / Lease Terms

The premises are available to let on a new full repairing and insuring lease for a minimum term of 3 years.

Rateable Value

Based on the VOA listing we understand the Business Rates for the suite are:

Offices and premises	£16,250
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Energy Rating

C67. EPC available upon request.

VAT

It is stipulated that the rent is stated exclusive of VAT which we understand will not be payable.

Service Charge

The annual service charge which covers maintenance of the exterior of the building and communal areas is currently running at £4.79 per sq ft per annum.

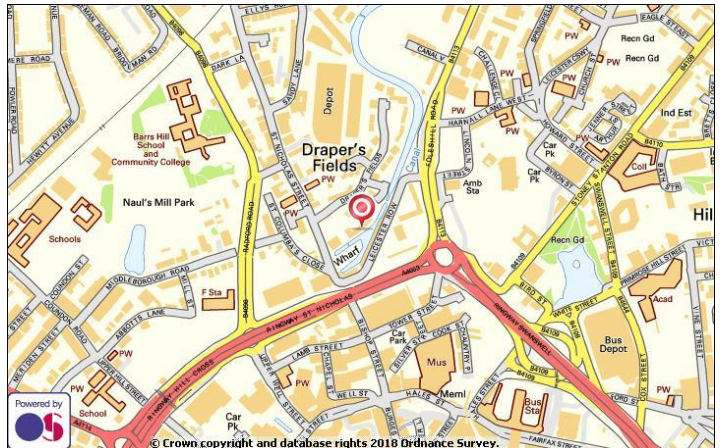
Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL 024 7655 5180
CHRIS HOBDAY chris@holtcommercial.co.uk



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